



BELVOIR!

**John Rushton Drive, Priorslee, Telford**

**£225,000**



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**Freehold | EPC rating: B**

- Two Bedroom Semi-Detached
- Main Bedroom with Ensuite
- Sought After Area

- Driveway for Two Cars
- Modern Integrated Kitchen
- Close to Amenities

**BELVOIR!**

Property is personal

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## Description

### Perfectly Presented Two-Bedroom Semi-Detached Home in Priorslee

This beautifully presented two-bedroom semi-detached property is ideally located in the highly sought-after area of Priorslee. Offering driveway parking and an enclosed rear garden, it is perfect for modern family living. Welcoming reception hallway, spacious lounge, ground floor WC, and a stylish modern kitchen/diner with integrated appliances. French doors from the kitchen open onto the rear garden, perfect for entertaining. Generous main bedroom with en-suite shower room, a well-proportioned second bedroom, and a modern main bathroom. The property benefits from gas central heating and double glazing throughout. Driveway providing parking for two vehicles, gated side access, and an enclosed rear garden featuring a patio area and low-maintenance artificial grass lawn. Viewing is highly recommended to fully appreciate this stunning home.

Freehold / EPC Rating B / Council Tax Band B / 6 Years Remaining no NHBC (New House Building Certificate)

**AML Regulations:** We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

## Floorplan



## Rooms

### **Hallway**

$2.37m \times 0.81m$  (7'10" x 2'8")

### **Living Room**

$4m \times 3.06m$  (13'1" x 10'0")

### **WC**

$1.46m \times 1.09m$  (4'10" x 3'7")

### **Kitchen/Diner**

$3.98m \times 2.99m$  (13'1" x 9'10")

### **Landing**

$2.37m \times 0.81m$  (7'10" x 2'8")

### **Bedroom One**

$2.88m \times 2.57m$  (9'5" x 8'5")

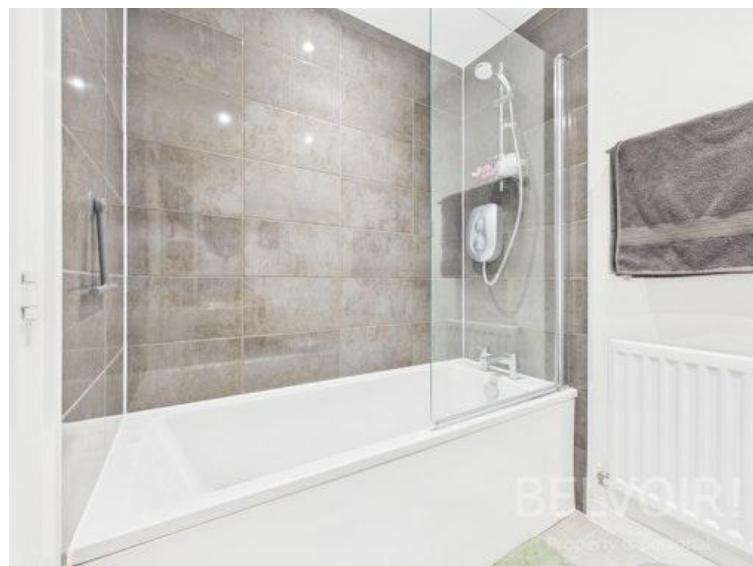
### **Bedroom Two**

$4.02m \times 2.51m$  (13'2" x 8'2")

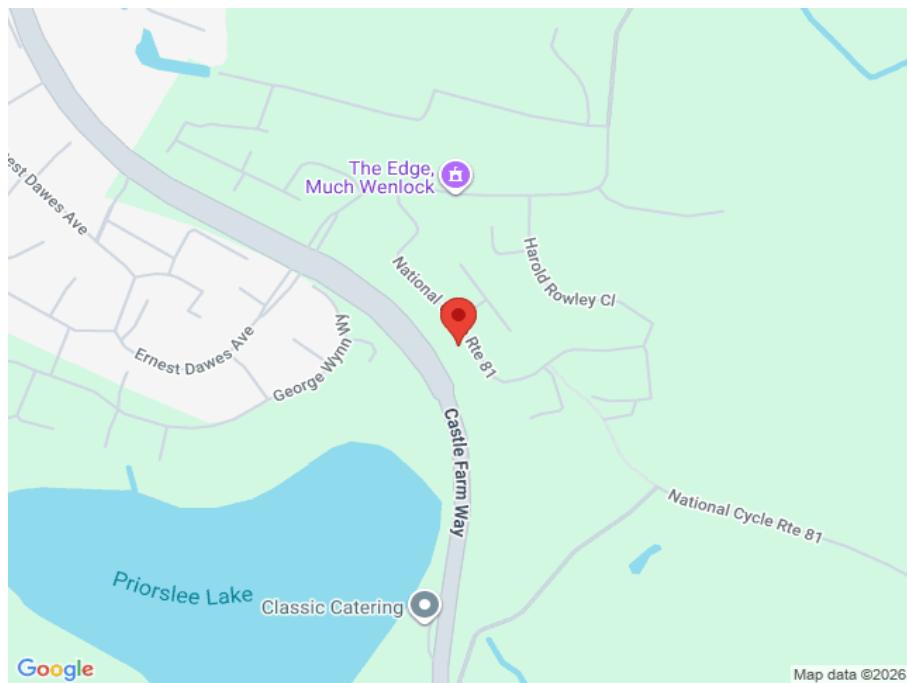
### **Bathroom**

$2.06m \times 1.67m$  (6'10" x 5'6")

## Photographs



## Map



## Notes